



# Arlington Affordable Housing Trust (AHT) Action Planning Process



**July 28, 2022  
Virtual Public Forum and  
General Listening Session**

# About the Affordable Housing Trust

- ✓ Special Town Meeting voted (221-13) in November of 2020 to establish a municipal affordable housing trust fund to support the preservation and creation of low- and moderate-income housing.
- ✓ After the Trust was approved by the Attorney General, Trustees were first appointed in October of 2021. After a brief orientation period, they began planning for a 5-year Action Plan for a proactive affordable housing agenda.
- ✓ The Trust's bylaw uses the same definition of affordable housing that is used by the Community Preservation Act ("community housing"), which Arlington adopted in 2014.
- ✓ At least 75 other Massachusetts towns have created municipal affordable housing trusts for similar purposes.



Beth Elliott  
Trustee



Eric Helmuth  
Trustee  
(Select Board  
Representative)



Karen Kelleher  
Trustee



Neil Mongold  
Trustee  
(HCA  
Representative)



Jaclyn Pacejo  
Trustee



Calpurnia  
Roberts, Ph.D.  
Trustee



Phil Tedesco  
Trustee



Kelly Lynema  
Acting Director  
DPCD



Marisa Lau  
DPCD Staff



Jack Nagle  
AHA Director



Beverly Gallo  
Action Plan  
Consultant



Sue Doctrow  
CPAC Liaison



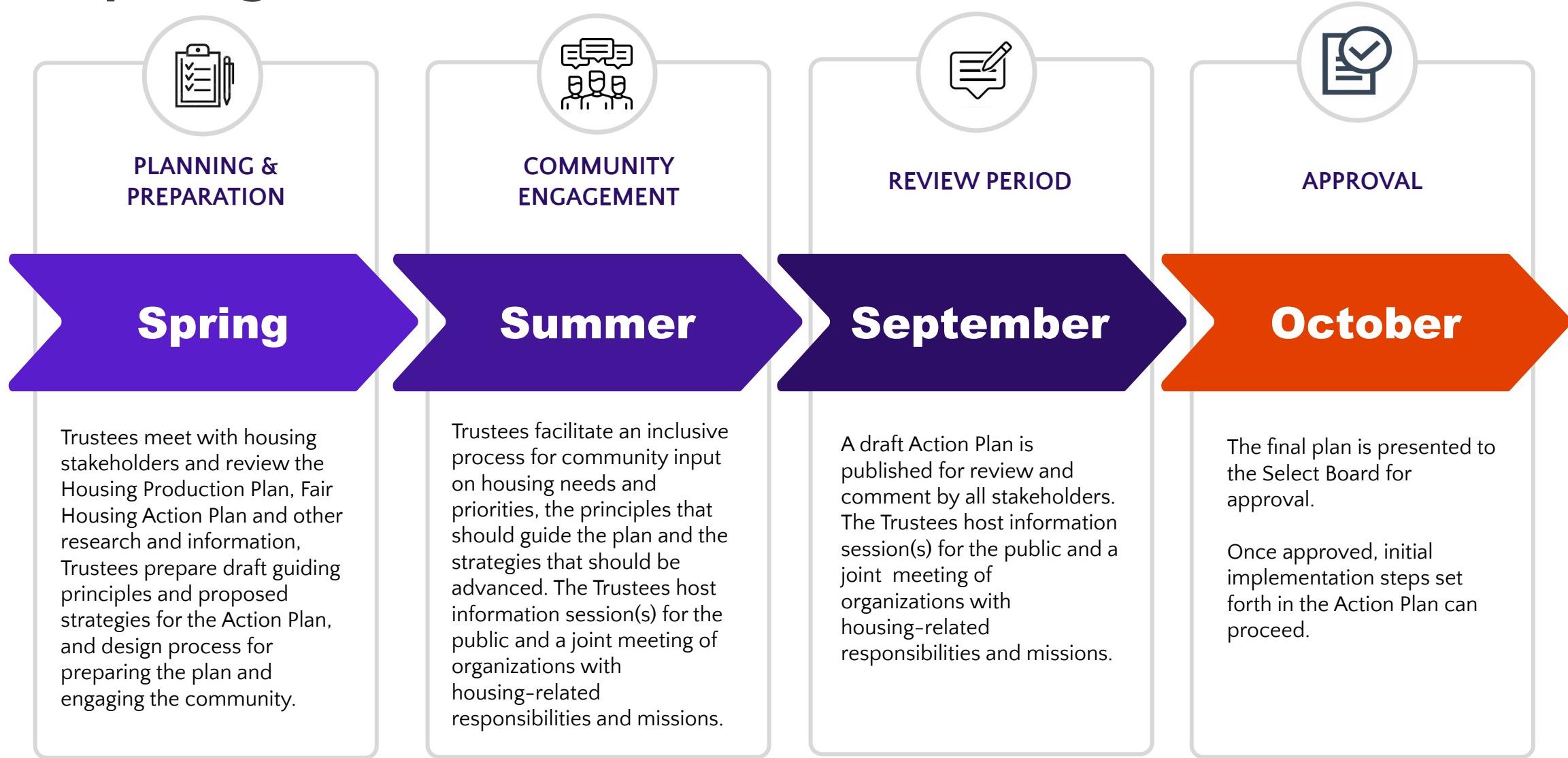
Dave Swanson  
CPAC Liaison



Rebecca Gruber  
Community  
Outreach Committee  
Chair

# Arlington Affordable Housing Trust (AHT)

## Preparing the Action Plan



# Preparing the AHT Action Plan

## Planning & Preparation Steps Completed January – June, 2022



### PLANNING & PREPARATION

Trustees meet with housing stakeholders and review the Housing Production Plan, Fair Housing Action Plan and other research and information,

Trustees prepare draft guiding principles and proposed strategies for the Action Plan, and design process for preparing the plan and engaging the community.

**Spring**

- Orientation of Trustees and Group Agreement re: Conduct of Meetings
- Housing Corporation of Arlington – Presentation by Neil Mongold
- Arlington Housing Authority – Presentation by/Meeting with Jack Nagle
- Presentation of Housing Production Plan to Trustees by Judi Barrett
- Review of Fair Housing Action Plan
- Application to CPA Committee for Funding
- Presentation by Trustees to CPA Committee, CPAC Liaisons Appointed
- Action Plan Working Group Formed
- Community Engagement Process developed
- Preliminary Action Plan priorities & principles developed
- Preliminary menu of Action Plan strategies developed
- Initial Draft of survey prepared
- RFP Issued and Consultant Selected

# Preparing the AHTF Action Plan

## Community Engagement: June-August, 2022



COMMUNITY  
ENGAGEMENT

Summer

Trustees facilitate an inclusive process for community input on housing needs and priorities, the principles that should guide the plan and the strategies that should be advanced. The Trustees host information session(s) for the public and a joint meeting of organizations with housing-related responsibilities and missions.

### Goals of the Process

- Solicit feedback regarding priorities and initiatives for the Trust
- Garner interest and support for preserving and creating new affordable housing in Arlington, especially among underrepresented groups; and
- Build consensus and alignment regarding short- and long-term affordable housing goals and strategies

### Focus on Inclusion

Outreach efforts have been designed to ensure inclusion of those most likely to need affordable housing, and least likely to participate in typical public processes.

### Building Alignment Among Housing Stakeholders

Proactive work to preserve and expand affordable housing in Arlington will require significant consensus about objectives. The AHTF will host its first joint meeting of Town bodies and private organizations that have interest in or authority over housing, to ensure their input and build alignment across stakeholders.

# Preparing the AHTF Action Plan

## Community Engagement: June-September, 2022



### COMMUNITY ENGAGEMENT

#### Summer

Trustees facilitate an inclusive process for community input on housing needs and priorities, the principles that should guide the plan and the strategies that should be advanced. The Trustees host information session(s) for the public and a joint meeting of organizations with housing-related responsibilities and missions.

#### Affordable Housing Survey June 16 - July 5

The Affordable Housing Survey was made available online and via volunteers using a “street intercept” format. Outreach efforts included email and postcard outreach as well to include those who may not typically join housing discussions.

#### Targeted Listening Sessions July 30 - August 11

We expect to facilitate 5-6 sessions specifically to hear from under-represented groups, including seniors, young people, renters, people who live in affordable housing, people of color and people with disabilities or special needs.

#### Public Forum July 28

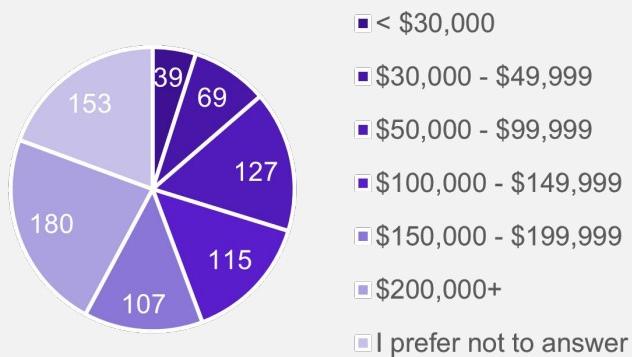
The Trust has scheduled two public forums during the community engagement process to engage and invite input from all residents. This July 28 forum includes a review of the Affordable Housing Survey results and general listening session. Another public meeting will be held in September to present the draft plan, answer questions and receive comments.

# Survey Results - Who Took the Survey?

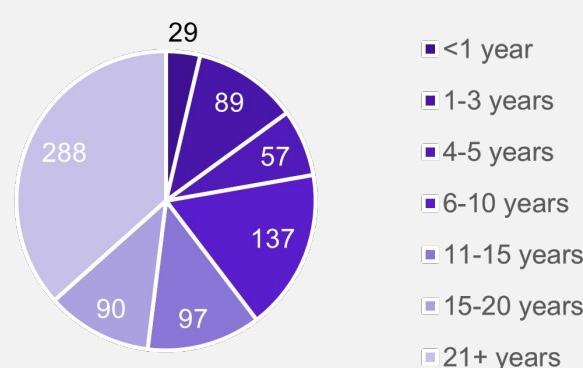
812 Total Responses

Survey respondents skew toward higher incomes, longer tenure in Arlington, older and more likely to be female. Racial/ethnic representation and percentages of renters vs. owners correlate generally with town-wide percentages but reflect greater participation than is typical among such groups in prior Town surveys, presumably due to the Trust's focus on inclusive engagement.

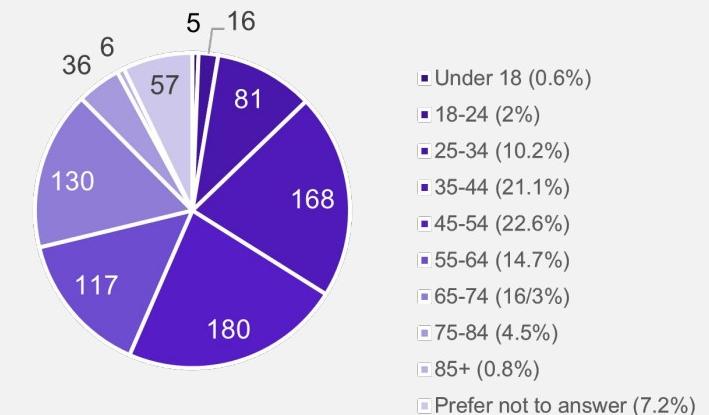
Annual household income



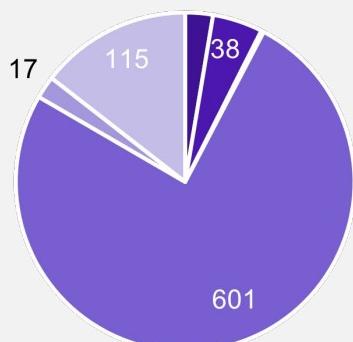
Years living in Arlington



Age

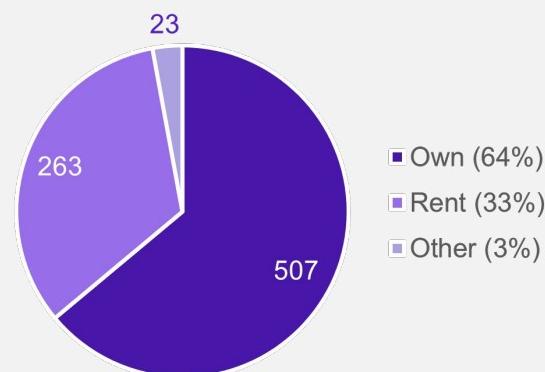


Race/Ethnicity



- Black/African American (2.7%)
- Asian/Pacific Islander (4.8%)
- American Indian/Alaskan Native (0.3%)
- White/Caucasian (76%)
- Hispanic/Latino (2.5%)
- Prefer Not to Answer (14.5%)

Rent or Own Home



- Own (64%)
- Rent (33%)
- Other (3%)

# Survey Results - Need for Affordable Housing

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- 75.5% of respondents think Arlington does not have enough affordable housing.

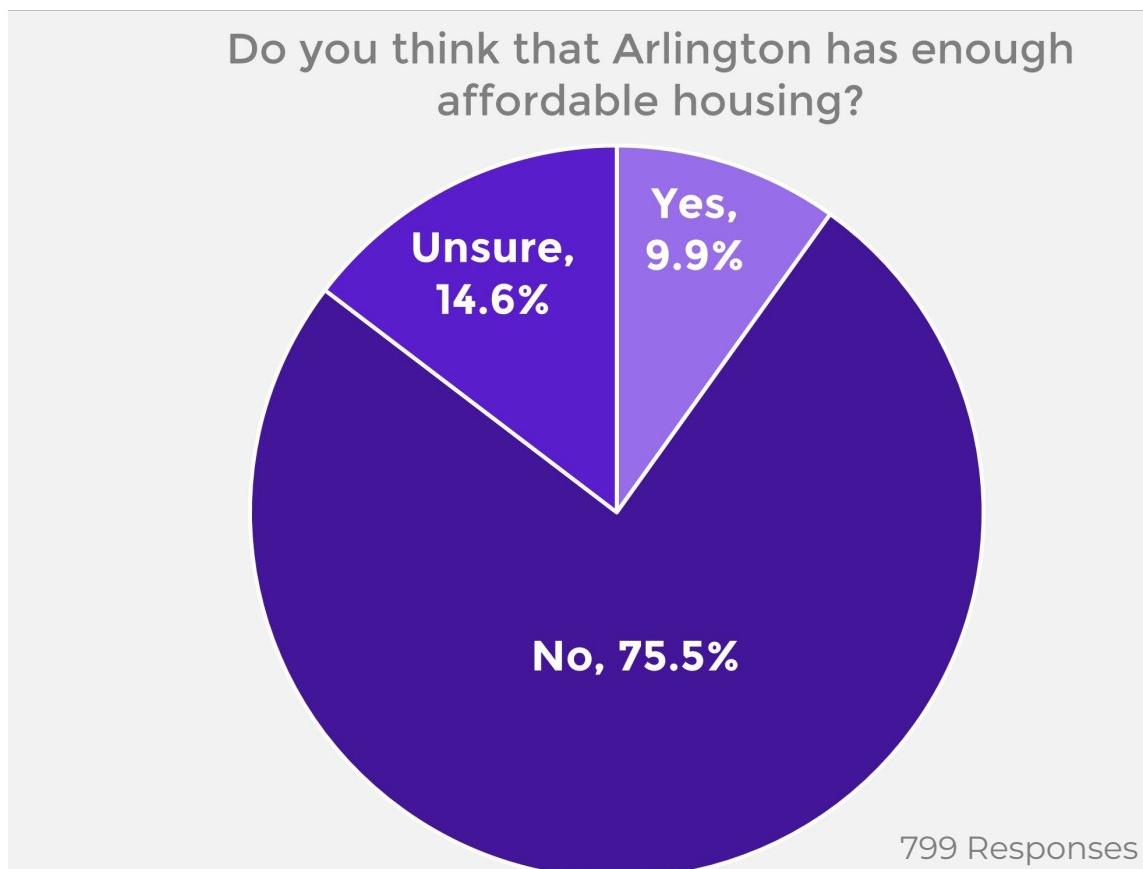
**"We need to make it possible for our teachers, librarians, shop and restaurant owners and workers to live in the Town."**

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*"Housing, along with health care and education, is such a basic need. Providing a wide range of affordable housing (not just the top end) is crucial to building and maintaining a truly inclusive community."*

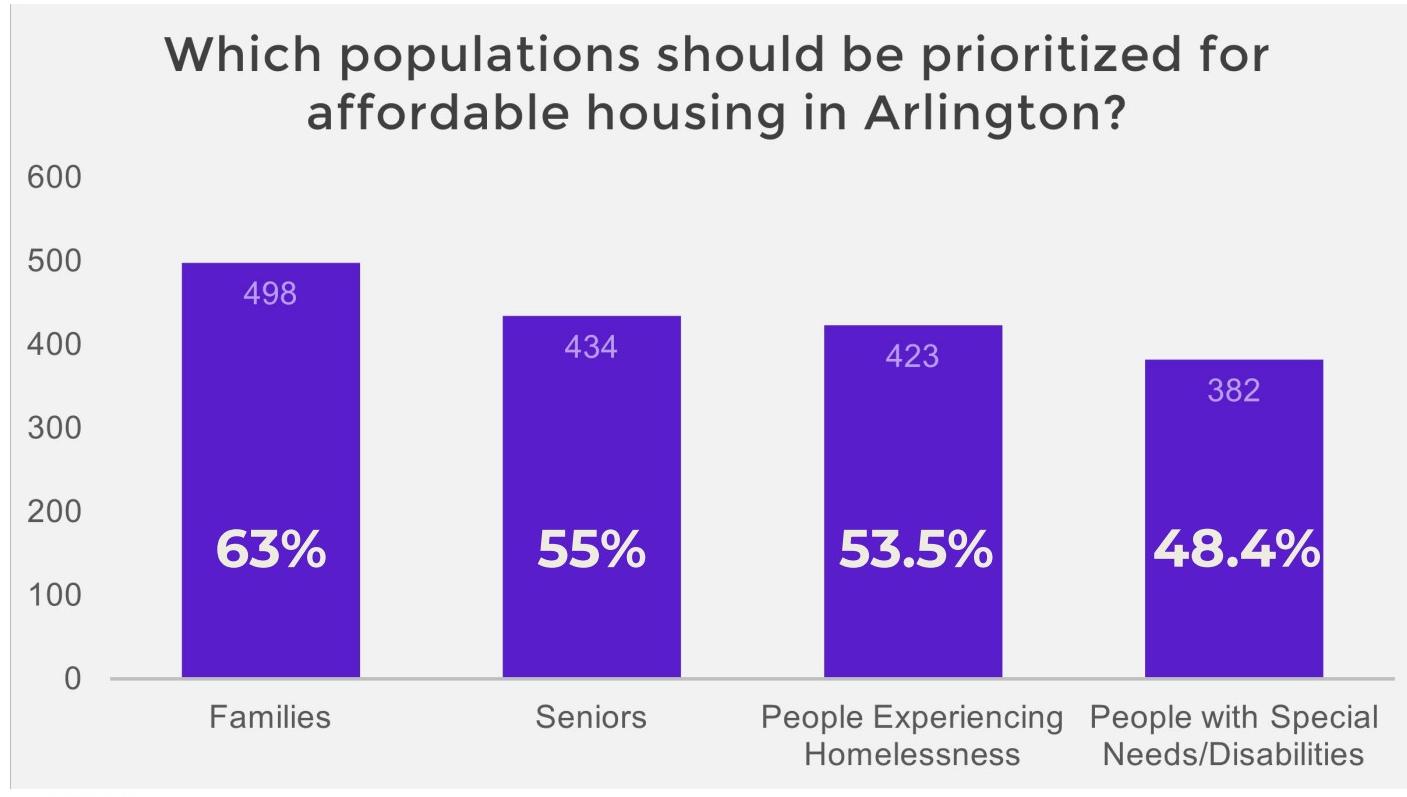
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**"Housing costs currently take 57% of my income. I do not believe I will still be in Arlington in another two years."**



# Survey Results – Priority Populations

- Nearly two thirds of respondents favor prioritizing families.
- About half also support prioritizing seniors, people experiencing homelessness and people with special needs or disabilities.

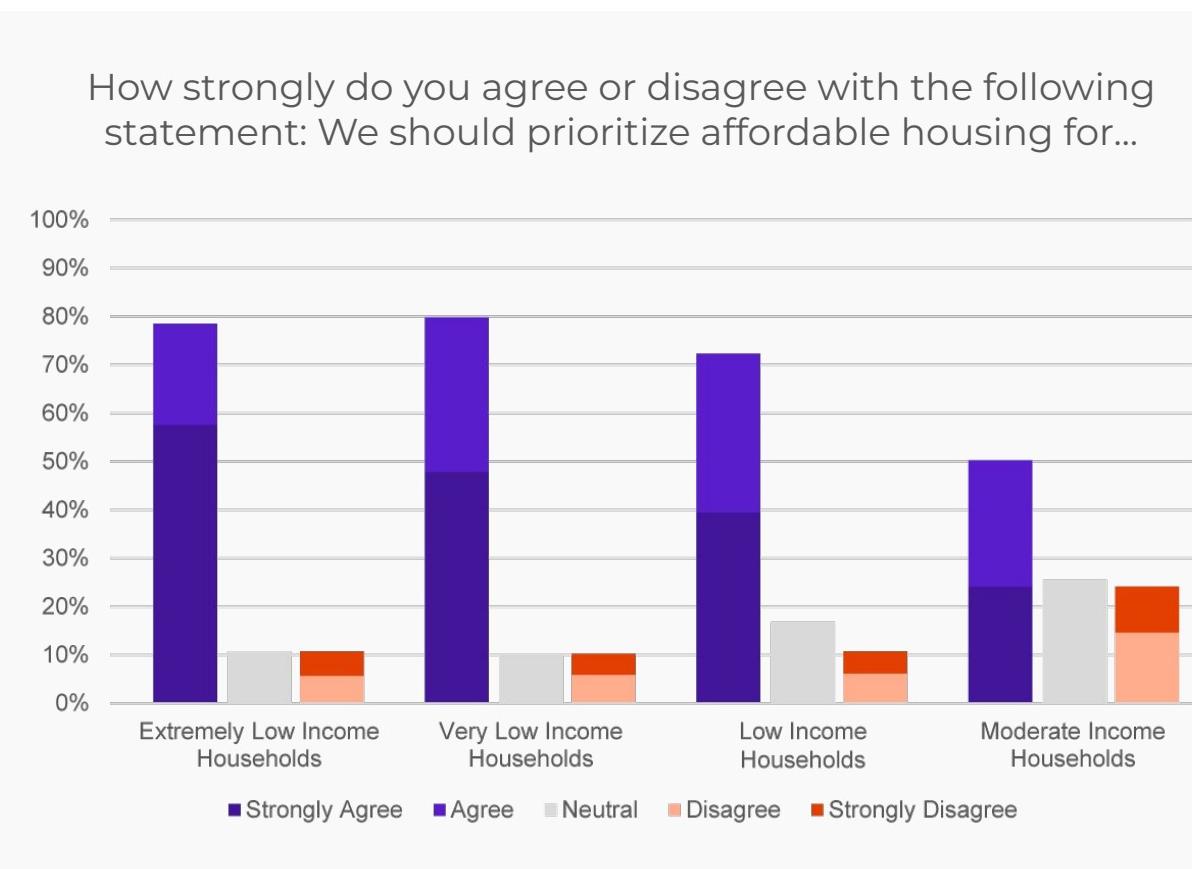


## Some Other Suggestions Shared

- Veterans
- Black/African American people
- People of color
- Immigrants
- Survivors of domestic violence
- Town employees
- Millennials
- Low Income working people
- People in service industries
- Young professionals
- LGBTQIA+ People
- People affected by systemic racism
- Workforce/Middle income families priced out of Arlington
- Live/work space for artists
- Everyone who needs it

# Survey Results – Income Targeting

- There is strong support for prioritizing **all low income households**, with the strongest support for those with the lowest incomes.
- 46% of respondents would prioritize **moderate income households**, while about 22% would not. Another 23% were neutral or unsure.



## What do we mean by these terms?

Extremely Low Income	Income below \$40,250 for a family of 4.
Very Low (50%) Income	Income below \$67,100 for a family of 4.
Low (80%) Income	Income below \$101,050 for a family of 4.
Moderate (100%) Income	Income below \$120,800 for a family of 4.

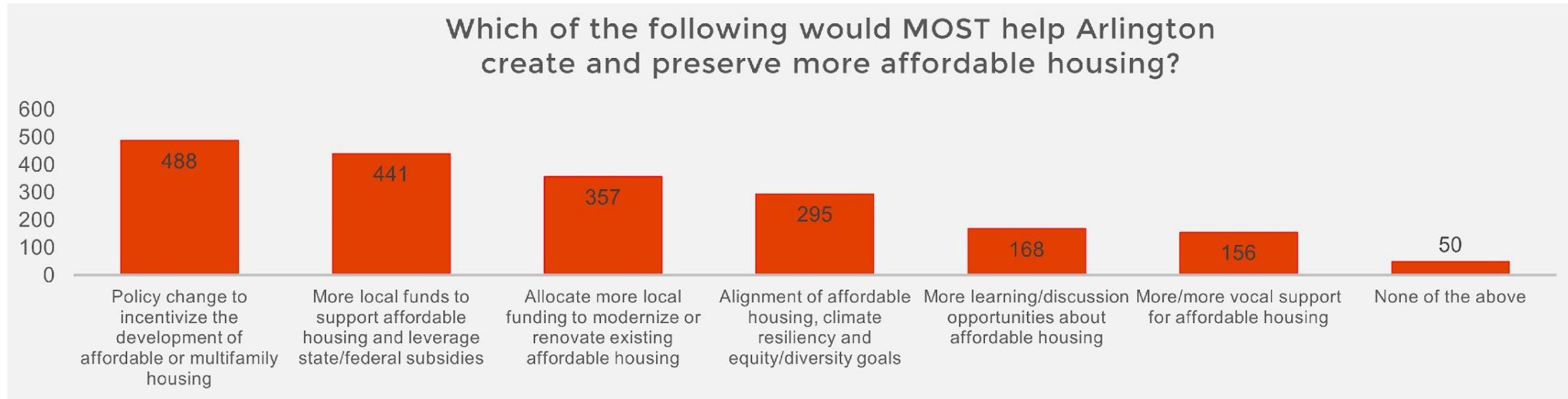
*Income limits are lower for households with fewer people.*

*These terms are defined and the income levels set for Arlington by the U.S. Department of Housing and Urban Development (HUD). They are used for most of the state and federal affordable housing subsidy programs that we and other towns can leverage to support our affordable housing goals.*

*Source: huduser.gov FY2021 Income Limits for Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area*

# Survey Results –Strategies

- Policy change and more local funding were strong favorites, with each selected by more than half of respondents.
- There is strong support for development of new housing, and for funding the modernization or renovation of existing affordable housing.

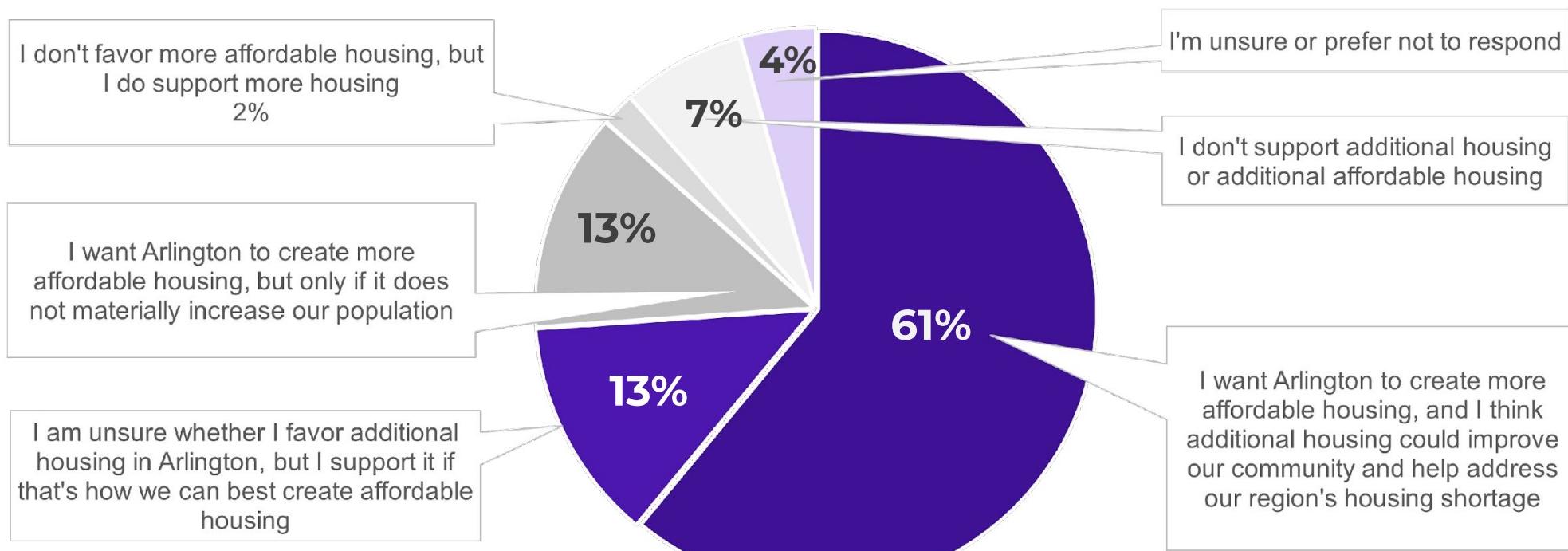


**"Marry together policy for funding with zoning bylaw modifications to incentivize the creation of affordable housing."**

# Survey Results - Support for More Housing?

- 87% of respondents want Arlington to create more affordable housing.
- 61% of them also favor more housing generally.
- 13% more are unsure about more housing, but favor more if it is affordable.
- 13% only support more affordable housing if it does not increase population.

Which of the following statements do you most agree with?



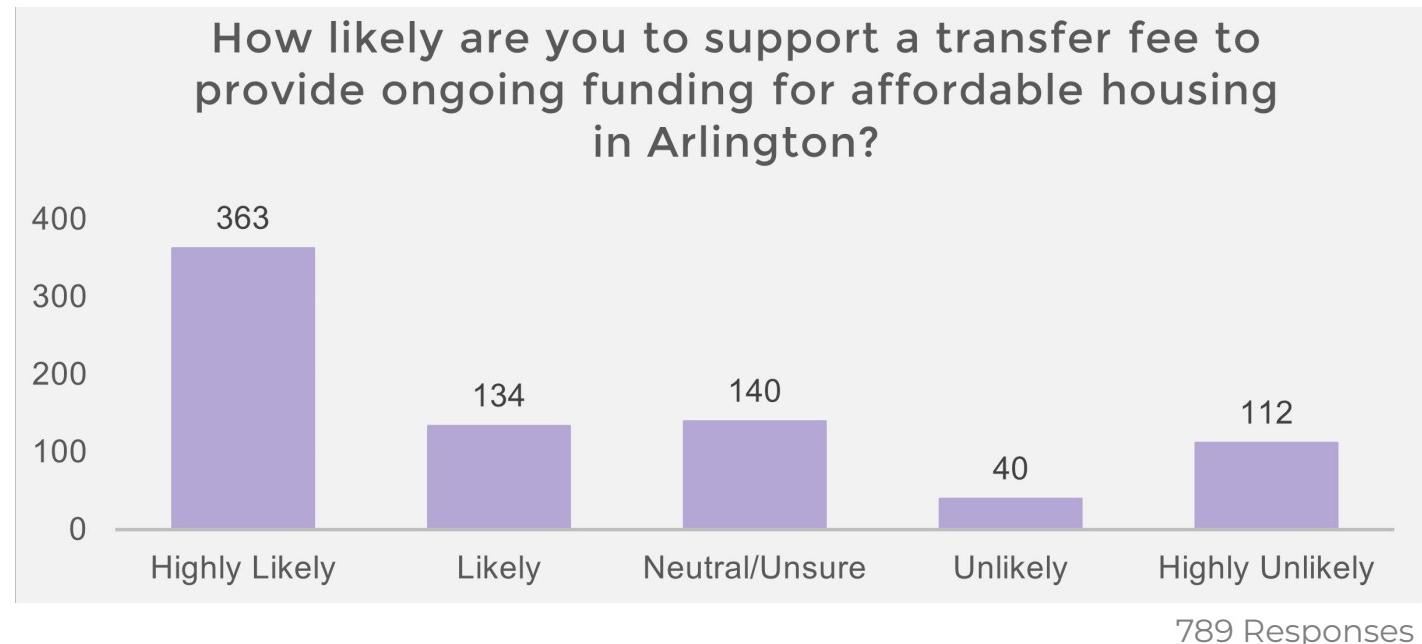
782 Responses

# Survey Results – Support for Transfer Fees

Arlington's Town Meeting passed a home rule petition last year (185-50) that would generate local funds to support affordable housing by imposing a small fee on the transfer of real estate. This still requires approval by the legislature and the voters.

- 63% of respondents are likely or highly likely to support a small fee on real estate transfers to support affordable housing. Another 18% are neutral or unsure.
- 19% say they are unlikely or highly unlikely to support a transfer fee.

“We need a dedicated source of funding for affordable housing.”



# Listening: Rules of Engagement



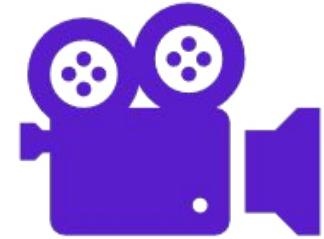
Everyone is muted by default. Please use the raise hand function and our facilitator will call on you to invite you to unmute and share your comments.



If you're comfortable, please turn on your camera. It helps everyone in the "room" better connect with each other and the person who is speaking.



Comments and feedback is also welcome in the chat. We may not be able to answer questions immediately, but we will be saving the chat attempting to follow up in the coming days.



This meeting is being recorded and will be posted to the Town's website and to ACMi.

## Other Things to Keep in Mind

- Respect others' views – you can voice disagreement with the idea, but don't attack the person
- Keep responses focused on the topic.
- If we have a lot of speakers, we may need to limit speaking time.
- Everyone is invited to contribute comments in the chat or to the Trust via email at:

[ArlingtonAHT@gmail.com](mailto:ArlingtonAHT@gmail.com)

# Listening: Reflections on the Survey Results

How can the Trust be responsive to what we heard in the survey?

Do the survey results generate any new ideas for you?

What did you find surprising or interesting about the survey results?

Anything else?

# Listening: General Listening Session

What ideas do you have for creating and preserving affordable housing in Arlington?

How do you think we can best help people stay in or acquire housing in Arlington?

What have you seen other communities do that we can learn from?

What would you think the Trust can accomplish in the year? Next several years? In the long term?

# Small Group Listening Sessions



## Renters

Saturday July 30, 10-11 a.m. (in-person, Robbins Library)



## People with Disabilities

Saturday August 6, 10-11 a.m. (virtual)



## People of Color

Wednesday, August 3, 6:30-7:30 p.m. (virtual)



## Young People (ages 15-35)

Thursday, August 4, 6:30-7:30 p.m. (in-person, Robbins Library)



## Residents in Affordable Housing

Sunday, August 7, 4:30-5:30 p.m. (virtual)



## Seniors

Thursday, August 11, 10-11 a.m. (in-person, Community/Senior Center)

RSVP for a small group session.

**ArlingtonAHT@gmail.com**

Submit ideas or thoughts.

# What's Next: Action Plan Review Period



REVIEW  
PERIOD

**September**

## Draft Action Plan

A draft Action Plan will be published for review and comment by all stakeholders at the beginning of September.

## Public Comment Period

Members of the public will be invited to comment on the plan over a several week period following publication of the draft Action Plan.

## Building Alignment Among Housing Stakeholders

The Trust will host a second joint meeting of Town bodies and private organizations that have interest in or authority over housing during this period to solicit input and build alignment.

## Public Forum September 21, 2022

Trustees will host another public forum to present and discuss the draft Action Plan and invite comments and questions from the public. Stay tuned for details.

Thank you for  
your time  
and your  
ideas!

**Get updates from the Trust by signing up on our page of the Town website!**  
[www.tinyurl.com/ArlingtonAH](http://www.tinyurl.com/ArlingtonAH)